

Pursuant to due call and notice thereof, a regular meeting of the North Mankato City Council was held in the Municipal Building Council Chambers on May 20, 2019. Mayor Dehen called the meeting to order at 7:00 p.m. asking that everyone join in the Pledge of Allegiance. The following were present for roll call: Council Member Whitlock, Steiner, Norland, and Oachs, City Administrator Harrenstein, City Attorney Kennedy, Community Development Director Fischer, Public Works Director Host, and City Clerk Van Genderen. Absent: Finance Director McCann.

Approval of Agenda

Council Member Steiner moved, seconded by Council Member Norland, to approve the agenda. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Approval of Council Meeting Minutes May 6, 2019

Council Member Norland moved, seconded by Council Member Oachs, to approve the minutes of the Council meeting of May 6, 2019. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Approval of Council Work Session Minutes May 13, 2019

Council Member Steiner moved, seconded by Council Member Norland, to approve the minutes of the Council Work Session of May 13, 2019. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Public Hearing, 7 pm Ordinance No. 115, Amending North Mankato City Code, Small Cell Wireless Equipment Installation Ordinance

Community Development Director Fischer reported the City received a request from Verizon Wireless regarding the City's process for installing Small Cell Wireless Facilities within the right of way. At the time of the request, the City did not have a process in place. The City hired special counsel with experience in Small Cell Ordinances out of Denver, worked with Attorney Kennedy and consulted with the League of Minnesota Cities. The process created a new chapter in the City Code to address the permitting and installation of Small Cell equipment. In addition to the new chapter, a Master Permit Agreement, permitted process guidelines and application was prepared. The Small Cell equipment goes on utility poles and works with larger cell towers to cover gaps in cell coverage. The Planning Commission reviewed the proposed Ordinance and recommended approval. With no one appearing before Council, Mayor Dehen closed the Public Hearing.

Consent Agenda

Council Member Norland moved, seconded by Council Member Steiner, to approve the Consent Agenda.

- A. Bills and Appropriations.
- B. Res. No. 43-19 Approving Donations/Contributions/Grants.
- C. Approved North Mankato Civic and Commerce Application for Temporary 3.2 Permit for July 10-14, 2019, at Wheeler Park.
- D. Res. No. 44-19 Approving Consent Assessment Agreement-507 Garfield Avenue.
- E. Res. No. 45-19 Adopting Part 1 and Part 4 of the Mankato/North Mankato Area Planning Organization (MAPO) Americans with Disabilities Act (ADA) Transition Plan and Inventory for Public Rights-of-Way.

Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.

Public Comments Concerning Business Items on the Agenda

Barb Church, 102 Wheeler Avenue, appeared before Council and stated she believed granting the V-1-19 Variance request from Holy Rosary would be illegal based on her study of information from the League of Minnesota Cities. She suggested the City consult the League of Minnesota Cities or the City Attorney.

Paul van de Cromment, Holy Rosary's pastor, appeared before Council concerning the V-1-19 variance request and stated the Church has been in North Mankato since 1925 and is in the process of a major remodel which will improve the property value of those that live near the church. He reported the church wants to be a good neighbor and the sign will be black and white, backlit and will be turned off 1 hour after sundown. He reported the goal of the sign is to improve the overall appearance of the property and is a part of the continued church improvements.

Business Items

Ordinance No. 115, Small Cell Wireless Equipment Installation Ordinance.

Council Member Whitlock requested clarification on cost/fee to the wireless company. Community Development Director Fischer reported there would be an application fee, but State Statute limits how much a City can charge per pole. Council Member Whitlock requested clarification on if the Small Cell Wireless enhances the LTE network and Mayor Dehen requested clarification on if the Small Cell Facilities would eventually be used for 5G networks. Community Development Director Fischer reported that it would enhance current LTE networks and would be used for the 5G networks. Attorney Kennedy reported during the discussion at the Minnesota legislature concerning the Small Cell Facilities the wireless companies had good representation and were able to minimize the cost for installation of facilities. Council Member Oachs requested clarification on if there could be two installations on one light pole. Community Development Director Fischer reported there could only be one per pole. **Council Member Norland moved, seconded by Council Member Steiner to Adopt Ordinance No. 115, Small Cell Wireless Equipment Installation Ordinance. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

V-1-19 Variance Request to Allow Dynamic Display Sign: A Request from Holy Rosary Church.

Community Development Director Fischer reported the request from Holy Rosary is a part of a larger improvement project. The Church would like a programmable sign and according to City Code, this type of sign falls under dynamic display sign which is not permitted in residential neighborhoods, and the Church is in a residential neighborhood. The Planning Commission reviewed the request and recommended approval with certain conditions. The Planning Commission recommended the following conditions:

1. The sign shall have a black and white display only.
2. The sign message will change no more than one time for every three hours.
3. The brightness of the sign is reasonable.
4. The sign be turned off 1-hour after sunset each night.

Attorney Kennedy reported the City has consulted with the City Attorney concerning the variance and the request has been researched. He noted freedom of speech comes into play during the consideration of the variance request, which is closer to a conditional use permit as conditions have been placed on

the variance request by the Planning Commission. **Council Member Norland moved, seconded by Council Member Whitlock to Accept V-1-19 Variance Request to Allow Dynamic Display sign with the Conditions recommended by the Planning Commission. Vote on the motion: Whitlock, Norland, and Oachs, aye; Steiner nay; Dehen abstain. Motion carried.**

Consider Request to Amend City Code Section 152.20 (F) Separation of Mobile Homes.

Community Development Director Fischer reported Cal-Am, the new owners of Camelot and Avalon Mobile Home Parks, are making some improvements to the property by removing single-wide homes and replacing them with newer double-wide homes. He reported the applicant requests the reduction of the minimum building separation in Camelot and Avalon parks from 20 feet to 10 feet. Community Development Director Fischer reported accessory buildings have not been built at the minimum building separation of 20 feet and reported the Planning Commission would return to City Council with an amendment to City Code concerning the placement of accessory buildings. The Planning Commission recommended denial of Cal-Am's request to Amend City Code Section 152.20 (F) Separation of Mobile Homes. **Council Member Norland moved, seconded by Council Member Steiner to Deny the Request to Amend City Code Section 152.20 (F) Separation of Mobile Homes. Vote on the motion: Whitlock, Steiner, Norland, Oachs, and Dehen aye; no nays. Motion carried.**

Open Forum

Tom Hagen, 927 Lake Street, appeared before Council and reported slumping on/by Bluff Park.

City Administrator and Staff Comments

City Administrator Harrenstein reported he walked through the slump and the Parks Department will be addressing the issue.

City Administrator Harrenstein congratulated Business on Belgrade and the Taylor Library for another successful Bookin' on Belgrade event.

City Administrator Harrenstein reported the Aussie Peppers have begun practicing at Caswell Park and he saw an advertisement for the Aussie Peppers featuring Caswell Park on ESPN.

Public Works Director Host reported road work is being completed around town. He also reported the swim facility liner should be going in soon and the bathhouse interior will be painted this week.

City Clerk Van Genderen encouraged everyone to vote for Spring Lake Park basketball courts as they are a finalist in the Timberwolves, Our Courts, Our Future grant program.

Mayor and Council Comments

Council Member Oachs mentioned that on June 1st a barbecue would be held at the Mankato Brewery.

Council Member Steiner thanked everyone involved with Bookin' on Belgrade.

Mayor Dehen reported he received an invitation to Arn Kind's D-Day Commemoration on Tuesday, June 6, 2019, starting at 6 pm at the St. Peter High School Performing Arts Center and encouraged everyone to attend.

At 7:45 p.m. on a motion by Council Member Steiner, seconded by Council Member Norland the Council Meeting was adjourned.

Mayor

City Clerk

The Free Press MEDIA

THE LAND

P.O. Box 3287, Mankato, MN 56002

www.mankatofreepress.com phone: (507) 344-6314, fax: (507) 625-1149

Affidavit of Publication

STATE OF MINNESOTA, COUNTY OF BLUE EARTH, SS.

Steve Jameson, being duly sworn, on oath states as follows:

1. I am the publisher of The Free Press, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.

2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:

The printed notice which is attached was cut from the columns of said newspaper, and was printed and published the following dates: 05/16/19, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

4. The Publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to §331A.06, is as follows: 72.50.

5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notice: The newspaper's known office is located in Blue Earth County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.

By: _____

Steve Jameson, Publisher

Sworn to and subscribed before me, this day
05/16/2019

Notary Public

Public Notice

May 16, 2019

NOTICE OF HEARING ON PROPOSED ASSESSMENT FOR PROJECT NO. 18-05 DEF 2019 COMMERCE DRIVE IMPROVEMENT PROJECT

NOTICE IS HEREBY GIVEN that the City Council of the City of North Mankato, Minnesota, will meet in the Council Chambers of the Municipal Building, 1001 Belgrade Avenue, North Mankato, Minnesota, at 7 p.m. on the 3RD day of June 2019 to consider the proposed assessment for Project No. 18-05 DEF 2019 Commerce Drive Improvement Project. The properties being assessed are those properties on Commerce Drive between Look-out Drive and Lor Ray Drive in North Mankato.

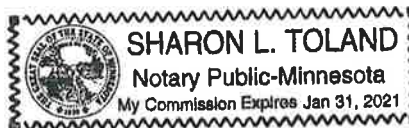
Complete copies of the assessment roll are available for public inspection upon request in the Office of the City Clerk. The area proposed to be assessed is the property abutting said improvements. Written or oral objections to these assessments will be considered at the hearing. The total cost of the improvement is estimated to be \$3,314,000.

An owner may appeal an assessment to District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within thirty (30) days after the adoption of the assessment and by filing such notice with the District Court within ten (10) days after service upon the Mayor or Clerk. No appeal may be taken as to the amount of any assessment unless a signed, written objection is filed with the Clerk prior to the hearing or presented to the presiding officer at the hearing.

The City Council may defer the payment of special assessments pursuant to Minnesota Statutes 435.193 through 435.195 for homestead property owned by a person 65 years of age or older or permanently and totally disabled for whom it would be a hardship to make the payments. In order to qualify, such a person must have limited income. If you feel you may qualify, contact the City Clerk for more specific information.

Dated this 16th day of May 2019.

April Van Genderen
City Clerk
City of North Mankato



Assessment Hearing



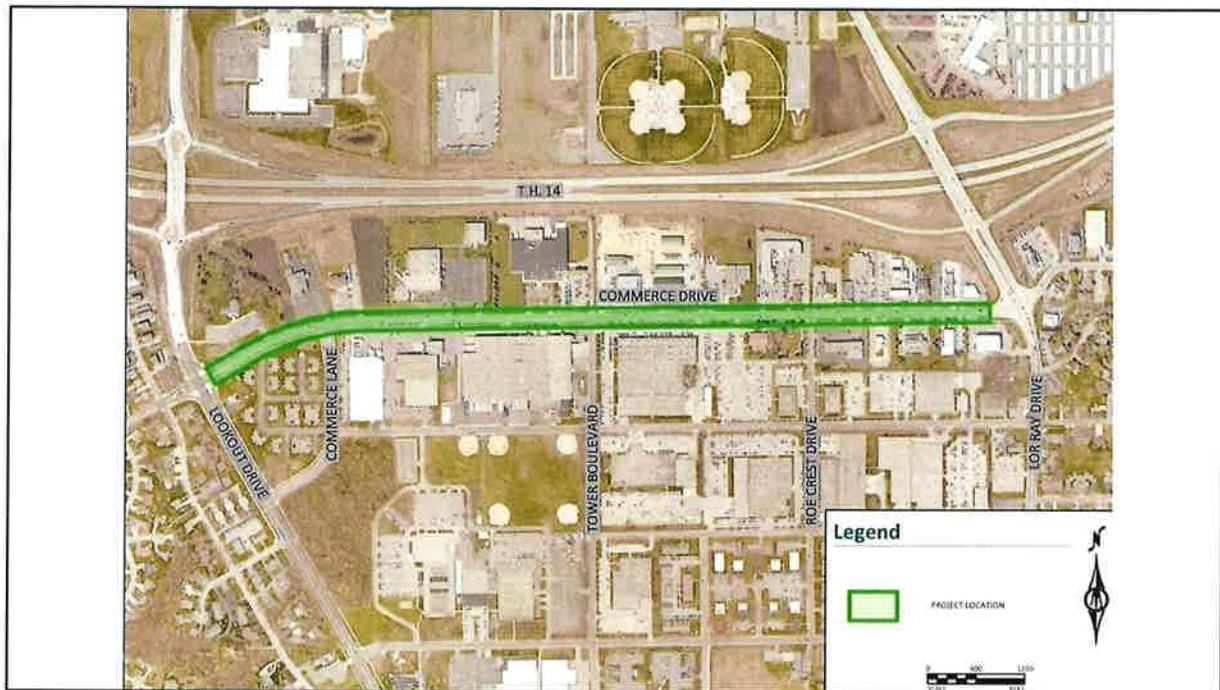
2019 Commerce Drive Improvement Project
Project 18-05 DEF



Project Location/Background



- Project included in City's Capital Improvement Plan for 2019
- Significant state and federal funds secured for the project
- Project Location: Commerce Drive from just east of Lookout Drive to just west of Lor Ray Drive
- Improvements proposed:
 - Removal and installation of bituminous pavement with aggregate base & edge drain.
 - Isolated replacement of curb & gutter.
 - ADA pedestrian ramp and sidewalk improvements.
 - Concrete multi-use trail construction.
 - Driveway entrance construction/modifications.
 - Street light improvements
 - Miscellaneous streetscaping improvements



Existing Conditions



- **Land Use:**
 - Variety of land use: retail, commercial, manufacturing, professional, church
 - Provides direct access to approximately 44 businesses
 - Primary access points for Taylor Corp businesses
- **Traffic Operations**
 - 11,500 vpd between Lor Ray Drive and Roe Crest Drive
 - 4,400 vpd between Roe Crest Drive and Lookout Drive
 - Three lane configuration
 - 15 total crashes on Commerce Drive between 2011 and 2015
 - Most property damage only
 - No serious injury or death
 - No pedestrian or bicycle related crashes on the corridor

Existing Conditions (continued)



- Street and Surface – from approx. 400' east of Commerce Lane to Lor Ray Drive:
 - Originally constructed in 1977
 - 52-foot wide with 3-lane configuration
 - Existing pavement - "full-depth" bituminous pavement – poor condition
 - 4' wide concrete sidewalk on the south side of the street
 - 6' wide concrete sidewalk on the north side between Roe Crest Drive and Lor Ray Drive
 - No existing sidewalk on the north side west of Roe Crest Drive
- Street and Surface – from Lookout Drive to approx. 400' east of Commerce Lane
 - Reconstructed and realigned in 1998 to align with Northridge Drive
 - 52-foot wide with 3-lane configuration
 - Existing pavement – 7" bituminous and 21" aggregate base - structurally in good condition
 - 8' wide concrete sidewalk on the south side of the street
- City Utilities:
 - Existing sanitary sewer, watermain and storm sewer installed in the 1970's
 - According to public works and utilities staff – utilities are in good condition

Access Considerations



- 73 access points on Commerce Drive
- High traffic volumes & numerous access points degrade safety and mobility
- Many businesses have multiple accesses:
 - Conflicting left-turn movements
 - Driver confusion
 - Congestion
- Feedback during Commerce Drive ADP preparation –
 - Number of access points is excessive
 - May deter patrons from visiting area retail.

Proposed Improvements



- **Street and Surface:**
 - From approx. 400' east of Commerce Lane to Lor Ray Drive:
 - Reconstruct the pavement section - 7 inches of bituminous surfacing, 18 inches of Class 6 aggregate base, geogrid, and edge drains, all placed on a prepared subgrade
 - Isolated replacement of existing curb & gutter
 - From Lookout Drive to 400' east of Commerce Lane to Lor Ray Drive:
 - Pavement is structurally in good condition
 - Edge mill and overlay 2" bituminous surfacing
 - 8' wide concrete multi-use trail and pedestrian ramps on the south side
 - 6' wide sidewalk tentatively proposed on the north side from Roe Crest Drive to Lor Ray Drive
 - Mid block pedestrian crossing near Kwik Trip
 - Re-striped to maintain existing lane configuration - one drive lane in each direction and a continuous left turn lane
 - Restored boulevards and disturbed areas with topsoil and seed
- **Storm sewer:**
 - Storm sewer improvements will be required to address street and intersection flooding in several areas
- **City Utilities:**
 - Existing utilities are in good condition - no improvements proposed at this time

Proposed Improvements (continued)



- **Access Removal/Consolidation**
 - Big Dog – close east access
 - Kwik Trip – close middle access
 - Indulge Salon/Loffler Business Machines – close east access
 - Curiosi-tea Tea House – consolidate two accesses into one access
 - Wells Fargo/South Point Credit Union/Dimension Center – consolidate two accesses into one access

Proposed Improvements (continued)



- Streetscaping:
 - Pedestrian/gateway node at NW corner of Commerce Drive/Lor Ray Drive (near Erberts and Gerberts)
 - Pedestrian node at location of existing middle driveway to Kwik Trip
 - Pedestrian nodes and SW corner and SE corner of Commerce Drive/Roe Crest intersection
 - Pedestrian node features:
 - Decorative concrete walk (several design treatments)
 - Decorative limestone accents
 - Benches waste receptacles
 - Planting bed with shrubs, grasses, trees and perennials
 - Gateway monument (Commerce/Lor Ray)
 - Kiosk with wayfinding (Commerce/Lor Ray)
 - Drinking fountain/dog watering station (Commerce/Roe Crest SE)
 - Opportunities for public art/sculpture (Commerce/Lor Ray & Commerce/Roe Crest SW)
 - New boulevard trees along entire length of project
 - Screening shrubs along back side of sidewalk – Wis-Pak and Lindsay Windows & Doors

Proposed Improvements (continued)



Roe Crest Pedestrian Node



Kwik Trip Pedestrian Node



Lor Ray Gateway/Pedestrian Node

Proposed Improvements (continued)

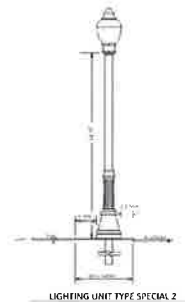


Decorative street lighting:

Lookout Drive to Roe Crest: 30-foot high decorative lights at approx. 150-foot spacing (alternating sides)



Roe Crest to Lor Ray: 14-foot high decorative lights at approx. 50-foot spacing (alternating sides)



Construction Staging and Detour



- Detailed construction staging and traffic control/detour requirements included in the plans & specifications
- Requires that access to existing businesses be maintained at all times to the extent possible
- One side of the street will remain open to traffic while work is being done on other side
- Detour - Through traffic will be routed around the project corridor
- The sidewalk, trail and street lighting construction may be completed under traffic to minimize the interruption of access to businesses
- More information will be provided to property owners/business representatives prior to construction

Estimated Project Costs



Estimated Project Costs	
Item	Estimated Cost
Street/Sidewalk/Trail	\$2,518,000
Streetscaping	\$403,000
Street Lighting	\$538,000
Storm Sewer/Watermain	\$152,000
Miscellaneous	\$47,000
Total:	\$3,658,000

- Estimated costs include allowances for contingencies, administrative, engineering and financing costs

Estimated Funding



Estimated Funding	
Funding Source	Estimated Amount
Federal Funds (STP Small Urban)	\$1,200,000
State Fund (LRIP)	\$700,000
City Funds/MSA Funds/Special Assessments	\$1,758,000
Total:	\$3,658,000

Assessments



- Special assessments will be utilized to fund a portion of the project costs
- City's assessment policy:
 - 40% the of the proposed street and surface reconstruction, sidewalk, trail and lighting costs assessed to benefitting properties
 - Special assessments to be calculated on a front footage basis
 - Assessment rate per policy results in excessively high assessments (>\$160/lin. ft.)
 - Policy includes provisions for making adjustments/capping calculated assessments

Proposed Assessment Rate Reduction



- Pro-rate assessment cap from previous projects:
 - Include only street reconstruction portion (no sanitary sewer and watermain)
 - Convert per lot cap to reduced linear foot assessment rate
 - Proposed reduced assessment rate = \$67.72/lin. ft. (approx. 42% of calculated rate)
- Maintains equitability with previous assessment projects (e.g. Roe Crest Drive, Jefferson Avenue, Tyler Avenue)
- Complies with statutory requirement that assessment amount > 20% of G.O. bond amount
- Total Proposed Assessments = \$426,300
 - Assessments = 11.7% of total project cost (\$3,658,000)
 - Assessments = 24.3% of total project cost less state and federal funding (\$1,758,000)

Assessment Process



- Actual assessment amount for each property was provided in mailed notice – approximately two weeks before hearing
- Assessments can be pre-paid with no interest
 - Prepayment date will be set by Council - typically in late October/early November
 - Prepayment date will be provided in assessment hearing notice
- If not pre-paid, assessments will be certified to County auditor and will be added to property tax statement starting in 2020:
 - Equal annual payments
 - Payment period - typically 15 years
 - Interest rate will be set by the Council
- Remaining principal and accrued interest can be prepaid in future years with no penalty
- Additional information will be provided in assessment notice

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Proposed Schedule



Date	Task
November 19, 2018	Improvement Hearing
November 19, 2018	Resolution Ordering Improvement and Preparation of Plan and Specifications
April 1, 2019	Resolution Approving Plans and Specifications and Ordering Advertisement for Bids
May 9, 2019	Open Bids
June 3, 2019	Assessment Hearing
June 3, 2019	Resolution Adopting Assessment
June 3, 2019	Resolution Awarding Contract
June 17, 2019	Begin Construction (Approx.)
September 30, 2019	End Construction (Approx.)
October 15, 2019	Send Notice of Final Assessment
November 15, 2019	End of 30 Day Assessment Pre-Payment Period

Questions/Discussion





City of North Mankato, MN

Claims List - Regular

By Vendor Name

Date Range: 6-3-19

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-APBNK						
00416	1st LINE/LEEWES VENTURES LLC	06/03/2019	Regular	0	1,216.25	91018
00009	A-1 KEY CITY LOCKSMITHS, INC	06/03/2019	Regular	0	48.00	91019
00093	ARNOLD'S OF MANKATO, INC.	06/03/2019	Regular	0	95.20	91020
02959	ARTIFACT	06/03/2019	Regular	0	400.00	91021
00113	BAKER & TAYLOR	06/03/2019	Regular	0	16.59	91022
00131	BEACON ATHLETICS	06/03/2019	Regular	0	4,290.84	91023
00151	BLOEDEL, PETER	06/03/2019	Regular	0	500.00	91024
00172	BOHRER, TOM	06/03/2019	Regular	0	255.00	91025
00202	BROWN-NICOLLET ENVIRONMENTAL HEALTH	05/20/2019	Regular	0	410.00	91004
00232	CEMSTONE CONCRETE MATERIALS, LLC	06/03/2019	Regular	0	592.00	91026
02757	CINTAS	06/03/2019	Regular	0	167.12	91027
00303	CRAWLER WELDING, INC.	06/03/2019	Regular	0	184.28	91028
00312	CULVER'S OF NORTH MANKATO	06/03/2019	Regular	0	220.00	91029
03026	DIMENSION BUSINESS CENTER LLC	06/03/2019	Regular	0	362.00	91030
03023	DIVAS ENTERTAINMENT LLC	06/03/2019	Regular	0	750.00	91031
03027	DOW, JANE	06/03/2019	Regular	0	64.66	91032
00364	DRUMMER'S GARDEN CENTER & FLORAL	06/03/2019	Regular	0	351.20	91033
00074	EARL F. ANDERSEN INC.	06/03/2019	Regular	0	427.50	91034
00401	EXPRESS SERVICES, INC.	06/03/2019	Regular	0	1,287.77	91035
00409	FERGUSON ENTERPRISES, INC	06/03/2019	Regular	0	336.68	91036
00426	FLAGS USA, INC.	06/03/2019	Regular	0	4,261.00	91037
00432	FLEETPRIDE	06/03/2019	Regular	0	17.20	91038
00447	FREE PRESS	06/03/2019	Regular	0	107.50	91039
00468	GALLS, LLC	06/03/2019	Regular	0	66.00	91040
00508	GREEN TECH RECYCLING, LLC	06/03/2019	Regular	0	13,691.00	91041
02930	GSM PLUMBING AND DRAIN CLEANING	05/22/2019	Regular	0	17,088.14	91011
00595	HY-VEE, INC.	06/03/2019	Regular	0	540.55	91042
02429	J D TRUFFLES CATERING	06/03/2019	Regular	0	48.75	91043
00627	JACKSON-HIRSH, INC	06/03/2019	Regular	0	66.83	91044
00639	JOHN DEERE FINANCIAL	06/03/2019	Regular	0	494.99	91045
00664	JWP SCHOOLS	05/20/2019	Regular	0	49.34	91006
02371	KNOCKERBALL MANKATO	06/03/2019	Regular	0	300.00	91046
00746	LAW ENFORCEMENT LABOR SERVICES, INC.	05/22/2019	Regular	0	663.00	91014
00724	LEAGUE OF MINNESOTA CITIES INSURANCE TR	06/03/2019	Regular	0	5,000.00	91047
03018	LIFELINE INCORPORATED	06/03/2019	Regular	0	7,929.88	91048
00800	MADDEN, GALANTER, HANSEN, LLP	06/03/2019	Regular	0	1,396.34	91049
02110	MAKING FACES MANKATO	06/03/2019	Regular	0	400.00	91050
00819	MANKATO FORD, INC.	06/03/2019	Regular	0	243.81	91051
00832	MANKATO TENT & AWNING CO.	06/03/2019	Regular	0	246.20	91052
00835	MANKATO WEST ACTIVITIES DEPT	05/20/2019	Regular	0	91.33	91007
02336	MIDWEST AQUACARE	06/03/2019	Regular	0	171.50	91053
00920	MINNESOTA DEPARTMENT OF HEALTH	06/03/2019	Regular	0	8,244.00	91054
03022	MINNESOTA PAVING & MATERIALS	06/03/2019	Regular	0	1,183.42	91055
00951	MINNESOTA TRUCK & TRACTOR, INC.	06/03/2019	Regular	0	3,264.62	91056
00989	MOUNT OLIVE BOOSTER CLUB	05/16/2019	Regular	0	106.06	91003
01033	NEWMAN TRAFFIC SIGNS	06/03/2019	Regular	0	494.54	91057
01045	NIELSEN BLACKTOPPING	06/03/2019	Regular	0	108,172.04	91058
01057	NORTH MANKATO MOTOR VEHICLE REGISTRA	06/03/2019	Regular	0	164.00	91059
03020	NUTRIEN AG SOLUTIONS, INC.	06/03/2019	Regular	0	2,669.08	91060
02245	ONSITE	06/03/2019	Regular	0	3,046.40	91061
01106	PETTY CASH	05/20/2019	Regular	0	2,400.00	91010
01106	PETTY CASH	06/03/2019	Regular	0	48.71	91062
01133	POWERPLAN/RDO EQUIPMENT	06/03/2019	Regular	0	607.82	91063
02931	REDEXIM TURF PRODUCTS	06/03/2019	Regular	0	259.82	91064
01190	REINHART FOODSERVICE LLC	06/03/2019	Regular	0	595.86	91065
03025	SCIENCE TELLERS	06/03/2019	Regular	0	365.00	91066
01402	TIRE ASSOCIATES	06/03/2019	Regular	0	2,282.97	91067

01433	TYLER TECHNOLOGIES	06/03/2019	Regular	0	600.00	91068
01443	UNITED STATES POSTAL SERVICE	06/03/2019	Regular	0	2,000.00	91069
02058	CONSOLIDATED COMMUNICATIONS	05/29/2019	Bank Draft	0	59.77	DFT0003118
02058	CONSOLIDATED COMMUNICATIONS	05/29/2019	Bank Draft	0	41.35	DFT0003119
02058	CONSOLIDATED COMMUNICATIONS	05/29/2019	Bank Draft	0	338.55	DFT0003120
02058	CONSOLIDATED COMMUNICATIONS	05/29/2019	Bank Draft	0	1,418.24	DFT0003121
02058	CONSOLIDATED COMMUNICATIONS	05/29/2019	Bank Draft	0	42.94	DFT0003122
02058	CONSOLIDATED COMMUNICATIONS	05/29/2019	Bank Draft	0	209.70	DFT0003123
02058	CONSOLIDATED COMMUNICATIONS	05/29/2019	Bank Draft	0	36.90	DFT0003124
02058	CONSOLIDATED COMMUNICATIONS	05/29/2019	Bank Draft	0	159.76	DFT0003125
00506	GREATER MANKATO GROWTH, INC.	05/20/2019	Bank Draft	0	175.00	DFT0003093
00608	INGRAM LIBRARY SERVICES	05/29/2019	Bank Draft	0	490.56	DFT0003126
00815	MANKATO CLINIC, LTD.	05/28/2019	Bank Draft	0	35.00	DFT0003115
00936	MINNESOTA POLLUTION CONTROL AGENCY	05/17/2019	Bank Draft	0	390.00	DFT0003092
01117	PLUNKETT'S PEST CONTROL, INC.	05/20/2019	Bank Draft	0	122.87	DFT0003094
01322	SPRINT	05/28/2019	Bank Draft	0	35.62	DFT0003114
01335	STAPLES ADVANTAGE	05/21/2019	Bank Draft	0	168.12	DFT0003111
01335	STAPLES ADVANTAGE	05/22/2019	Bank Draft	0	132.99	DFT0003112
01335	STAPLES ADVANTAGE	05/24/2019	Bank Draft	0	123.61	DFT0003113
00551	A.H. HERMEL COMPANY	06/05/2019	EFT	0	2,576.50	1827
00105	AUTO VALUE MANKATO	06/05/2019	EFT	0	610.45	1828
00174	BOLTON & MENK, INC.	06/05/2019	EFT	0	19,456.00	1829
00216	C & S SUPPLY CO, INC.	06/05/2019	EFT	0	421.51	1830
00310	CRYSTEEL TRUCK EQUIPMENT, INC	06/05/2019	EFT	0	135.67	1831
00343	DH ATHLETICS LLC	06/05/2019	EFT	0	445.00	1832
00350	DISPLAY SALES, INC.	06/05/2019	EFT	0	730.00	1833
00453	FREYBERG PETROLEUM SALES, INC.	06/05/2019	EFT	0	16,166.66	1834
02946	FROELICH, PAUL	06/05/2019	EFT	0	99.98	1835
00463	G & L AUTO SUPPLY, LLC	06/05/2019	EFT	0	98.00	1836
01098	GILLETTE GROUP/PEPSI-COLA	06/05/2019	EFT	0	6,206.42	1837
00478	GISH ELECTRIC, LLC	06/05/2019	EFT	0	122.67	1838
00482	GMS INDUSTRIAL SUPPLIES, INC.	06/05/2019	EFT	0	127.91	1839
02560	GOLD MEDAL	06/05/2019	EFT	0	609.90	1840
02295	GRAYBAR	06/05/2019	EFT	0	157.26	1841
00538	HAWKINS, INC.	06/05/2019	EFT	0	5,596.19	1842
00657	JT SERVICES	06/05/2019	EFT	0	105.00	1843
02454	JUNKER, TANYA	06/05/2019	EFT	0	59.13	1844
00743	LARKSTUR ENGINEERING & SUPPLY, INC.	06/05/2019	EFT	0	67.47	1845
00776	LLOYD LUMBER CO.	06/05/2019	EFT	0	637.05	1846
00796	MACQUEEN EQUIPMENT, INC.	06/05/2019	EFT	0	3,837.63	1847
02791	MANKATO MAKERSPACE	06/05/2019	EFT	0	120.00	1848
00874	MENARDS-MANKATO	06/05/2019	EFT	0	484.50	1849
00902	MINNESOTA IRON & METAL CO	06/05/2019	EFT	0	96.81	1850
00910	MINNESOTA VALLEY TESTING LAB, INC.	06/05/2019	EFT	0	280.50	1851
00997	MTI DISTRIBUTING CO	06/05/2019	EFT	0	3,940.55	1852
01052	NORTH CENTRAL INTERNATIONAL	06/05/2019	EFT	0	1,793.27	1853
02005	PANTHEON COMPUTERS	06/05/2019	EFT	0	328.99	1854
01090	PARAGON PRINTING, MAILING & SPECIALTIES	06/05/2019	EFT	0	79.95	1855
01179	RED FEATHER PAPER CO.	06/05/2019	EFT	0	602.98	1856
01211	RIVER BEND BUSINESS PRODUCTS	06/05/2019	EFT	0	372.61	1857
01263	SCHWICKERT'S TECTA AMERICA LLC	06/05/2019	EFT	0	898.19	1858
01281	SIGN PRO	06/05/2019	EFT	0	33.75	1859
01429	TURFWERKS	06/05/2019	EFT	0	3,581.60	1860
01478	VIKING FIRE & SAFETY LLC	06/05/2019	EFT	0	461.07	1861
01552	WW BLACKTOPPING, INC	06/05/2019	EFT	0	376,839.57	1862
00234	CENTER POINT ENERGY	05/29/2019	Bank Draft	0	3,154.56	DFT0003127
01477	VIKING ELECTRIC SUPPLY, INC.	05/28/2019	Bank Draft	0	28.52	DFT0003116
01557	XCEL ENERGY	05/29/2019	Bank Draft	0	16,932.68	DFT0003128
					673,630.27	115

Authorization Signatures

All Council

The above manual and regular claims lists for 6-3-19 are approved by:

MARK DEHEN- MAYOR

DIANE NORLAND- COUNCIL MEMBER

WILLIAM STEINER- COUNCIL MEMBER

SANDRA OACHS- COUNCIL MEMBER

JAMES WHITLOCK- COUNCIL MEMBER

RESOLUTION APPROVING DONATIONS/CONTRIBUTIONS/GRANTS

WHEREAS, the Minnesota Statute 465.03 and 465.04 allows the governing body of any city, county, school district or town to accept gifts for the benefit of its citizens in accordance with terms prescribed by the donor;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, that the following donations/contributions/grants are approved as follows:

Donor	Restriction	Amount
Quilt Club	Library	\$39.00
Delta Kappa Gamma NU Chapter	Books for Winter Backpack Program	\$300.00
Carolyn Fox	Book Club Donation	\$25.00
Marcia Olauson	Book Club Donation	\$25.00
Susan Howard	Book Club Donation	\$20.00
Karen Olson	Book Club Donation	\$20.00
Patrice Johnson	Book Club Donation	\$20.00
Anonymous	Book Club Donation	\$70.00
TOTAL		\$519.00

Adopted by the City Council this 3th day of June 2019.

Mayor

City Clerk

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #8C		Department: Community Dev.		Council Meeting Date: 6/3/19	
TITLE OF ISSUE: Consider Accepting License Agreement.					
BACKGROUND AND SUPPLEMENTAL INFORMATION: The attached License Agreement has been created to address an identified encroachment of the house addressed as 310 Sherman Street into both the street right away and public alley. The encroachment was found as a result of a survey that was conducted related to the sale of the home. The home was constructed in 1900, and no surveys have been conducted during any previous sale. The license permits the encroachment on City property and satisfies the lender's title requirements and allows for the sale of the property.					
<i>If additional space is required, attach a separate sheet</i>					
REQUESTED COUNCIL ACTION: Accept License Agreement.					
Motion By: _____ Second By: _____		SUPPORTING DOCUMENTS ATTACHED			
Vote Record:		Resolution Ordinance Contract Minutes Map			
Aye Nay		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
_____ Steiner		Other (specify) <u>Agreement</u>			
_____ Norland		_____			
_____ Oachs		_____			
_____ Whitlock		_____			
_____ Dehen		_____			
<input type="checkbox"/> Workshop		<input type="checkbox"/> Refer to: _____			
<input checked="" type="checkbox"/> Regular Meeting		<input type="checkbox"/> Table until: _____			
<input type="checkbox"/> Special Meeting		<input type="checkbox"/> Other: _____			

LICENSE AGREEMENT

THIS LICENSE AGREEMENT IS MADE THIS _____ **day of** _____, 2019,
between the City of North Mankato, a municipal corporation (hereinafter referred to as
"Grantor") and Amy Wheeler, an individual (hereinafter referred to as "Grantee").

1. Consideration and description. In consideration of the sum of One and 00/100 dollars (\$1.00) and other good and valuable consideration, receipt of which is acknowledged, GRANTOR hereby grants, sells, and conveys to GRANTEE, her successors and assigns, the following LICENSE in and over lands controlled by the GRANTOR in the City of North Mankato, County of Nicollet and described as follows to-wit:

Sherman Street and 15 foot wide alley laying North of Lot 7, Block 1, Nels Anderson's Addition, North Mankato, Nicollet County. Such described lands are public lands owned and controlled by GRANTOR.

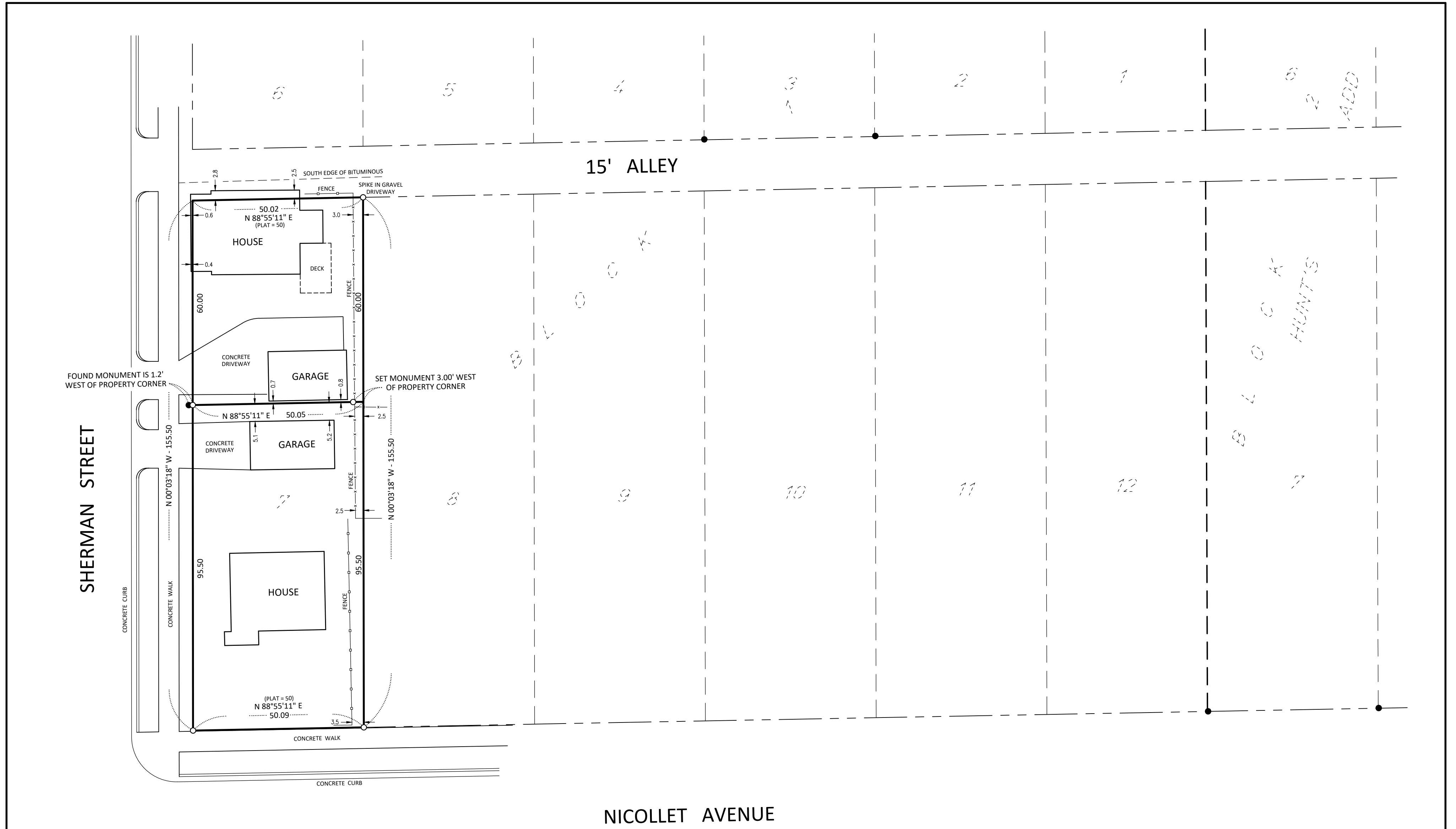
2. Presently there exists a house that encroaches 0.6 inches onto the right of way of Sherman Street and 2.8 feet into the alley described above.
3. GRANTOR agrees to grant a LICENSE to GRANTEE permitting the encroachments as described above for a period of thirty (30) years. The License shall be automatically renewed for successive periods of thirty (30) years unless both parties agree to end this license agreement.
4. GRANTEE does not obtain any property rights in the area described above including, but not limited to, right of prescriptive use other than the rights inherent in a license use as set forth above.

GRANTOR
CITY OF NORTH MANKATO

GRANTEE
AMY WHEELER

BY _____
ITS: _____

BY: _____
ITS: _____



NICOLLET AVENUE

0 20
SCALE IN FEET

LEGEND


○ 3/4" IRON PIPE MONUMENT SET
MARKED BY LIC. NO. 46564

● MONUMENT FOUND

SURVEYOR'S CERTIFICATION
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael M. Eichers
Michael M. Eichers
License Number 46564

5-21-2019
Date

CERTIFICATE OF SURVEY NORTH MANKATO, MINNESOTA		LOT 7, BLOCK 1, NELS ANDERSON'S ADDITION
 BOLTON & MENK	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	FOR: O'BRIEN, NANCY (SOUTH 95.5 FEET) BEAL, SHANNON (NORTH 60 FEET)

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10A	Department: City Engineer	Council Meeting Date: 6/3/19																											
TITLE OF ISSUE: Consider Resolution Adopting Assessment for 2019 Commerce Drive Improvement Project No. 18-05 DEF.																													
BACKGROUND AND SUPPLEMENTAL INFORMATION: The Public Hearing concerning the Commerce Drive Improvement Project Assessment was held earlier in the evening. Any comment from property owners has been heard.																													
<i>If additional space is required, attach a separate sheet</i>																													
REQUESTED COUNCIL ACTION: Adopt Resolution Adopting Assessment for 2019 Commerce Drive Improvement Project No. 18-05 DEF.																													
Motion By: _____ Second By: _____ Vote Record: <table style="margin-left: 40px; border: none;"> <tr> <td style="text-align: center;">Aye</td> <td style="text-align: center;">Nay</td> <td></td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Steiner</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Norland</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Oachs</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Whitlock</td> </tr> <tr> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td>Dehen</td> </tr> </table>	Aye	Nay		_____	_____	Steiner	_____	_____	Norland	_____	_____	Oachs	_____	_____	Whitlock	_____	_____	Dehen	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> SUPPORTING DOCUMENTS ATTACHED </div> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Resolution</td> <td style="text-align: center;">Ordinance</td> <td style="text-align: center;">Contract</td> <td style="text-align: center;">Minutes</td> <td style="text-align: center;">Map</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> Other (specify) <u>Final Assessment Roll</u> _____ _____ _____	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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RESOLUTION NO.

RESOLUTION ADOPTING ASSESSMENT FOR
2019 COMMERCE DRIVE IMPROVEMENT PROJECT
PROJECT NO. 18-05 DEF

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessments for Project No. 18-05 DEF, 2019 Commerce Drive Improvement Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, as follows:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein. Each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of fifteen (15) years and the first of the installments shall be payable on or before the first Monday in January in 2020, and shall bear interest at the rate of 4.5% from November 15, 2019.
3. The owner of any property so assessed, may at any time, prior to November 15, 2019, pay the whole of the assessment on such property with interest accrued to the date of payment to the City Finance Director; and he may, at any time thereafter, pay to the County Treasurer, the entire amount of the assessment remaining unpaid with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. The Clerk shall transmit a certified duplicate of this assessment to the County Auditor to be extended on the tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the City Council this 3rd day of June 2019.

Mayor

City Clerk

PROPOSED FINAL ASSESSMENT ROLL
COMMERCE DRIVE IMPROVEMENT PROJECT
CITY OF NORTH MANKATO, MN
BMI PROJECT NO. M18.115987

LINE	NAME	PARCEL ID	ADDRESS	ASSESSABLE LENGTH						ASSESSABLE UNITS	CALCULATED ASSESSMENT	PROPOSED ASSESSMENT
				LENGTH OF PARCEL ABUTTING IMPROVEMENT	CORNER LOT?	ASSESSABLE LENGTH				STREET RECONSTR. (LIN FT)	STREET RECONSTR. (LIN FT) \$67.72	PROPOSED ASSESSMENT
						INTERIOR	CORNER		TOTAL			
							PROJECT	SIDE				
1	960 VALLEY ROAD LLC	183810010	1980 COMMERCE DR	557.37	NO	557.37			557.37	557.37	\$37,742.68	\$37,742.68
2	BROWN DOG HOLDINGS LLC	183810020	1960 COMMERCE DR	100	NO	100			100	100.00	\$6,771.57	\$6,771.57
3	COLOPLAST MFG US LLC	186220030	1940 COMMERCE DR	660	NO	660			660	660.00	\$44,692.33	\$44,692.33
4	BERTRAND PROPERTIES LLC	184870010	1880 COMMERCE DR	658.68	NO	658.68			658.68	658.68	\$44,602.95	\$44,602.95
5	C & N SALES COMPANY INC	184870020	1840 COMMERCE DR	316.19	NO	316.19			316.19	316.19	\$21,411.01	\$21,411.01
6	DIMENSION BUSINESS CENTER LLC	185720020	1810 COMMERCE DR	195.48	NO	195.48			195.48	195.48	\$13,237.06	\$13,237.06
7	SOUTHPOINT FINANCIAL CREDIT UNION	185720010	1800 COMMERCE DR	147.01	NO	147.01			147.01	147.01	\$9,954.88	\$9,954.88
8	WELLS FARGO BANK NA	184920010	1760 COMMERCE DR	186	NO	186			186	186.00	\$12,595.11	\$12,595.11
9	BLOOMINGTON PROFESSIONAL BLDG LLC	180470020	1754 COMMERCE DR	72.15	NO	72.15			72.15	72.15	\$4,885.68	\$4,885.68
10	COMMERCE PLAZA ASSOCIATION	180470030		202.3	NO	202.3			202.3	202.30	\$13,698.88	\$13,698.88
11	KT REAL ESTATE HOLDINGS, LLC	185980010	1740 COMMERCE DR	218	NO	218			218	218.00	\$14,762.01	\$14,762.01
12	DE COMMERCE PROPERTY LLC	185980020	1730 COMMERCE DR	103.49	NO	103.49			103.49	103.49	\$7,007.89	\$7,007.89
13	BIG DOG PROPERTIES LLP	184920050	1712 COMMERCE DR	192	NO	192			192	192.00	\$13,001.41	\$13,001.41
14	BRENNAN PROPERTIES OF MINNESOTA LLP	180530010	1710 COMMERCE DR	177.1	YES		177.1	285.83	177.1	133.00	\$9,006.18	\$9,006.18
15	N & N PROPERTY CO	186220020	1970 JAMES DR	331.26		331.26			331.26	331.26	\$22,431.49	\$22,431.49
16	N & N PROPERTY CO	186220050	1970 JAMES DR	100		100			100	100.00	\$6,771.57	\$6,771.57
17	WIS-PAK OF MANKATO INC	186220060	1707 TOWER BLVD	285		285			285	285.00	\$19,298.96	\$19,298.96
18	WIS-PAK OF MANKATO INC	186220070	1707 TOWER BLVD	635			635	609.33	317.5	317.50	\$21,499.72	\$21,499.72
19	CARLSON WEDDING SERVICE	184730010	1750 TOWER BLVD	658.63			658.63	609.23	329.32	329.32	\$22,299.78	\$22,299.78
20	TAYLOR CORP	182910020	1825 COMMERCE DR	628.63			628.63	264.15	314.32	314.32	\$21,284.05	\$21,284.05
21	HIGHLAND PLAZA INC	185630010	1757 COMMERCE DR	323.1			323.1	303.24	161.55	161.55	\$10,939.46	\$10,939.46
22	CURIOSI-TEA HOUSE LLC	187130010	1745 COMMERCE DR	150		150			150	150.00	\$10,157.35	\$10,157.35
23	PIONEER BANK	184580010	1735 COMMERCE DR	287.3		287.3			287.3	287.30	\$19,454.71	\$19,454.71
24	DALE REAL ESTATE LLC	186470010	1715 COMMERCE DR	180		180			180	180.00	\$12,188.82	\$12,188.82
25	COLE WG NORTH MANKATO MN LLC	185830010	1705 COMMERCE DR	182.85		182.85			182.85	96.90	\$6,561.65	\$6,561.65
										6294.81	\$426,257.20	\$426,257.20

CITY OF NORTH MANKATO

REQUEST FOR COUNCIL ACTION



Agenda Item #10B	Department: Administration	Council Meeting Date: 6/3/19																																																					
TITLE OF ISSUE: Consider Resolution Accepting Bid 2019 Commerce Drive Improvement Project No. 18-05 DEF.																																																							
BACKGROUND AND SUPPLEMENTAL INFORMATION: Please review the enclosed letter by City Engineer Dan Sarff. He will be present to answer any questions.																																																							
<i>If additional space is required, attach a separate sheet</i>																																																							
REQUESTED COUNCIL ACTION: Adopt Resolution Accepting Bid 2019 Commerce Drive Improvement Project No. 18-05 DEF.																																																							
<p>Motion By: _____</p> <p>Second By: _____</p> <p>Vote Record:</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 10%; text-align: center;">Aye</th> <th style="width: 10%; text-align: center;">Nay</th> <th style="width: 50%;"></th> </tr> </thead> <tbody> <tr> <td>_____ Steiner</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> </tr> <tr> <td>_____ Norland</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> </tr> <tr> <td>_____ Oachs</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> </tr> <tr> <td>_____ Whitlock</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> </tr> <tr> <td>_____ Dehen</td> <td style="text-align: center;">_____</td> <td style="text-align: center;">_____</td> <td></td> </tr> </tbody> </table>		Aye	Nay		_____ Steiner	_____	_____		_____ Norland	_____	_____		_____ Oachs	_____	_____		_____ Whitlock	_____	_____		_____ Dehen	_____	_____		<p style="text-align: center;">SUPPORTING DOCUMENTS ATTACHED</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 20%;">Resolution</th> <th style="width: 20%;">Ordinance</th> <th style="width: 20%;">Contract</th> <th style="width: 20%;">Minutes</th> <th style="width: 20%;">Map</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/> X</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td colspan="5">Other (specify) <u>Final Assessment Roll</u></td> </tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> <tr><td colspan="5">_____</td></tr> </tbody> </table>	Resolution	Ordinance	Contract	Minutes	Map	<input checked="" type="checkbox"/> X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify) <u>Final Assessment Roll</u>					_____					_____					_____				
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Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001-5900

Ph: (507) 625-4171
Fax: (507) 625-4177
Bolton-Menk.com

May 30, 2019

Mr. John Harrenstein
City Administrator
City of North Mankato
P.O. Box 2055
North Mankato, MN 56002-2055

RE: 2019 Commerce Drive Improvement Project
SP 150-119-003, STPF 5219(102)
City Project No. 18-05 DEF
BMI Project No. M18.115987

Dear Mr. Harrenstein,

Bids for the 2019 Commerce Drive Improvement Project were received and opened at City Hall on at 11:00 am on Thursday, May 9th. Two (2) bids were received and the results of the bids are tabulated below:

Bidder	Bid Amount
WW Blacktopping, Inc.	\$3,153,829.22
OMG Midwest, Inc. (SMC)	\$3,340,317.47

The low bidder for the project is WW Blacktopping, Inc., from Mankato, Minnesota. The Engineer's Estimate was \$2,959,331. The low bid is approximately 6.6% above the Engineer's Estimate and the next lowest bid is approximately 6% over the low bid.

Based on past performance on similar projects in previous years, it is our opinion that W.W. Blacktopping, Inc. is qualified to perform the work required under this contract. The required approvals and concurrence for awarding the bid have been received from the Minnesota Department of Transportation. An assessment hearing for this project is scheduled for June 3, 2019. We hereby recommend that W.W. Blacktopping, Inc. be awarded the contract based on the bid contract amount of \$3,153,829.22, provided that the assessment proceedings go as expected.

Please feel free to contact me if you have any questions or if you need any additional information.

Sincerely,

Bolton & Menk, Inc.

Daniel R. Sarff, P.E.
City Engineer

Cc: Nate Host, Public Works Director
Kevin McCann, Finance Director

RESOLUTION NO.

RESOLUTION ACCEPTING BID
2019 COMMERCE DRIVE IMPROVEMENT PROJECT
PROJECT NO. 18-05 DEF

WHEREAS, pursuant to an advertisement for bids for Project No. 18-05 DEF, 2019 Commerce Drive Improvement Project., bids were received, opened, and tabulated according to the law for street and surface improvements, storm sewer improvements, landscaping/streetscaping improvements, street lighting improvements, and other related improvements on Commerce Drive between Lookout Drive and Lor Ray Drive, and

WHEREAS the following bids were received complying with the advertisement:

<u>Bidder</u>	<u>Bid Amount</u>
W.W. Blacktopping, Inc.	\$3,153,829.22
OMG Midwest, Inc. (Minnesota Paving and Materials)	\$3,340,317.47

AND WHEREAS, it appears that W.W. Blacktopping, Inc. of Mankato, Minnesota is the lowest responsible bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH MANKATO, MINNESOTA, AS FOLLOWS:

- 1) The Mayor and Administrator are hereby authorized and directed to enter into a construction contract with W.W. Blacktopping, Inc. of Mankato, Minnesota in the name of the City of North Mankato, Minnesota for the Project No. 18-05DEF, 2019 Commerce Drive Improvement Project, according to the plans and specifications therefor approved by the city council and on file in the office of the city clerk.
- 2) The city clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council this 3rd day of June 2019.

Mayor

ATTEST:

City Clerk